

BK 6781 PG 274

WARRANTY DEED

002321

TRANSFER 48-22

TAX

PAID

KNOW ALL MEN BY THESE PRESENTS, that **Wilbert L. Pronovost**, of

Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Melvin Nale** and **Deborah Nale**, husband and wife, as joint tenants and not as tenants in common, of Waterville, County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Melvin Nale and Deborah Nale, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land in **Waterville**, together with the buildings thereon, situated on the south side of Morrill Avenue, and the easterly side of Burleigh Street, more particularly bounded and described as follows: to wit:

Beginning at a stone monument which marks the southerly line of Morrill Avenue and the easterly line of Burleigh Street; thence easterly in the southerly line of Morrill Avenue 60 feet to an iron pin set into the ground; thence southerly in a straight line 120 feet, more or less, to a second iron pin set into the ground; thence westerly in a straight line 60 feet, more or less, to a third iron pin set into the ground in the easterly line of Burleigh Street; thence northerly in the easterly line of Burleigh Street 120 feet, more or less, to the stone bound at the point of beginning.

As part consideration for this conveyance the grantees accept the same with the restriction upon the lot conveyed that said lot is to be used by the grantees, their heirs and assigns forever, only for residential purposes, which restriction is to run with the land and for the benefit of the grantors, their heirs and assigns forever.

MEANING AND INTENDING to convey the same premises as conveyed to Wilbert L. Pronovost and Margaret H. Pronovost, as joint tenants, from Henry W. Rollins and Viola R. Rollins by Warranty Deed dated July 2, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2220, Pages 71. The said Margaret H. Pronovost died on May 9,

48-22

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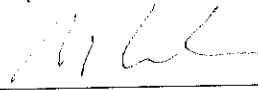
2001 leaving Wilbert L. Pronovost as the surviving joint tenant herein. Her estate was probated in the Kennebec County Probate Court, Docket No. 2001-528.


TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Melvin Nale and Deborah Nale, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Melvin Nale and Deborah Nale, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Wilbert L. Pronovost** have hereunto set my hand and seal this 18 day of January, 2002.

Signed, Sealed and Delivered
in presence of



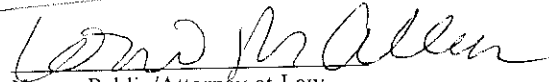

Wilbert L. Pronovost

STATE OF MAINE
Kennebec, ss.

January 18, 2002

Personally appeared the above named **Wilbert L. Pronovost** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law
Tom M. Allen
Notary Public, Maine
My Commission Expires June 16, 2008

RECEIVED KENNEBEC SS.

2002 JAN 22 AM 9:00

ATTEST: 
ACTING REGISTER OF DEEDS

Printed Name